



## **HISTORIC LANDMARKS COMMISSION**

### **HEARING AGENDA**

**WEDNESDAY JUNE 6, 2007**

**Regular Session**

**6:00 P.M.**

**Council Wing, Room W-118/119  
200 East Santa Clara Street  
San Jose, CA**

#### **COMMISSION MEMBERS**

**EDWARD JANKE, AIA, CHAIR  
PATRICIA COLOMBE, VICE CHAIR  
HELENE LAVELLE   SCOTT CUNNINGHAM  
DANA PEAK   JUDY STABILE  
ERIC THACKER**

**JOSEPH HORWEDEL, DIRECTOR  
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT**

## NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting.

## NOTICE TO THE PUBLIC

Good evening, my name is **Ed Janke**, and I am the Chair of the Historic Landmarks Commission. On behalf of the Commission, I would like to welcome you to tonight's meeting. I will now call to order the **June 6, 2007** meeting of the Historic Landmarks Commission. Please remember to turn off your cell phones and pagers.

If you want to address the Commission, **fill out a speaker card (located at the technician's station), and give the completed card to the technician. Please include the agenda item number for reference.**

**The procedure for public hearings is as follows:**

- After the staff report, *applicants may make a five-minute presentation.*
- Anyone wishing to speak in favor of the proposal should prepare to come forward. After the proponents speak, anyone wishing to speak in opposition should prepare to come forward. *Each speaker will have two minutes.*
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Commission will then close the public hearing. The Historic Landmarks Commission will take action on the item.

**The procedure for referrals is as follows:**

- Anyone wishing to speak on a referral should prepare to come forward. *Each speaker will have one minute.*
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Historic Landmarks Commission will comment on the referral item.

**If a Commissioner would like a topic to be addressed under one of the Good and Welfare items, please contact Planning staff in advance of the Commission meeting.**

An agenda and a copy of all staff reports have been placed on the table for your convenience.

**AGENDA**  
**ORDER OF BUSINESS**  
**6:00 PM SESSION]**

**1. ROLL CALL**

**2. DEFERRALS**

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time.

- a. **HP05-002 & HP05-003.** Historic Preservation Permits to review (1) construction of approximately 195 single-family attached residential units and approximately 12,000 square feet of ground-floor commercial space in two towers, approximately 200 and 130 feet tall, respectively, and associated improvements; (2) demolition of Letcher's Garage, listed as a National Register Historic Site/Structure and as a Contributing Structure to the St. James Square City Landmark District; and (3) rehabilitation of the First Church of Christ Scientist, including exterior modifications and structural upgrades to the structure listed as a National Register Historic Site/Structure, as a Contributing Structure to the St. James Square City Landmark District, and as a Structure of Merit on a 1.1 gross acre site in the DC Downtown Primary Commercial Zoning District, located on the entire block bounded by N. 1<sup>st</sup>, N. 2<sup>nd</sup>, St. James, and Devine Streets (200 & 252 N. 1<sup>st</sup> St. and 39 E. St. James St.) (Redevelopment Agency Of City Of San Jose & Barry Swenson Builder Green Valley Corp., Owners). Council District 3. SNI: None. CEQA: Supplemental Environmental Impact Report.

**DROP**

- b. **HP07-002.** Historic Preservation Permit request to allow a new landscape design for renovation of Pellier Park, City Landmark HL77-4, on a 0.34 gross acre site located on the northeast corner of W. St. James and Terraine Streets (183 W. St. James Street) (City of San Jose). Council District 3. SNI: None. CEQA: Exempt.

**DEFER TO 7-11-07**

**The matter of deferrals is now closed.**

**3. CONSENT CALENDAR**

**NOTICE TO THE PUBLIC**

**The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Historic Landmarks Commission, staff or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please make your request at this time.**

a. **APPROVAL OF THE MAY 2, 2007 HISTORIC LANDMARKS COMMISSION SYNOPSIS.**

- b. [MA07-001](#). Historical Property Contract (California Mills Act) between the City of San Jose and the owners of the Wilder-Hait House, City Landmark file no. HL04-150, located at 1190 Emory Street on a 1.2-acre site in the R-1-8 single-family residence zoning district (Alex and Cynthia Clerk, owners). The proposed contract, which is available to owners of designated City Landmark buildings, would facilitate a property tax reassessment and partial tax relief in return for a binding agreement to rehabilitate and maintain the historical and architectural character of the property for at least a ten-year period. Council District: 6. SNI: None. CEQA: Exempt.

**Staff Recommendation:**

Recommend to the City Council approval of the proposed Historical Property Contract

- c. [MA07-003](#). Historical Property Contract (California Mills Act) between the City of San Jose and the owners of the Arguello-Gosby House, City Landmark file no. HL06-156, located at 456 North Third Street on a 0.2-acre site in the R-M multi-family residence zoning district (Angela Chumak, owner). The proposed contract, which is available to owners of designated City Landmark buildings, would facilitate a property tax reassessment and partial tax relief in return for a binding agreement to rehabilitate and maintain the historical and architectural character of the property for at least a ten-year period. Council District: 3. SNI: 13<sup>th</sup> Street. CEQA: Exempt.

**Staff Recommendation:**

Recommend to the City Council approval of the proposed Historical Property Contract

- d. [HP07-001 & H07-007](#). Historic Preservation Permit (HP07-001) and Site Development Permit (H07-007) to obtain Planning approval for an existing unpermitted approximately 940-square-foot detached garage, to replace a non-historic detached garage that was previously demolished without permits on a 0.16-acre site in the Reed City Landmark Historic District (530 S. 6<sup>th</sup> Street) (Jose Blanc, owner). Council District: 3. SNI: University. CEQA: Exempt.

**Staff Recommendation:**

Find that the project meets the Standards and Recommend to the Director of Planning approval of the Historic Preservation and Site Development Permits.

**The Consent Calendar is now closed.**

**4. PUBLIC HEARINGS**

NONE

**5. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS OR OTHER AGENCIES**

- a. [DEIR for Coyote Valley Specific Plan \(CVSP\)](#) and related San Jose 2020 General Plan Amendments GP06-02-04 for the urban development of a minimum of 25,000 residential units and 50,000 new jobs on approximately 3,400 acres in northern and mid-Coyote Valley. The Coyote Valley Specific Plan (CVSP) project area (“CVSP Area”) comprises approximately 7,000 acres of primarily undeveloped flat land located within the Sphere of Influence and Urban Growth Boundary of the City of San José, approximately 12 miles south of downtown. The Planning Area is bounded by Tulare Hill and the Santa Teresa area of southern San José to the north, US 101 and the Mount Hamilton Range to the east, the City of Morgan Hill to the south, and the Santa Cruz Mountains to the west. Of the approximately 7,000 acres that comprise the project area, approximately 3,600 encompass the Coyote Greenbelt at the southern end of project, which will remain as a permanent non-urban buffer between San José and Morgan Hill (City of San José, applicant). Council District 2. SNI: None. [Deferred from 5-2-07.](#)

**Staff Recommendation:**

Provide comments on the adequacy of the Cultural Resource Discussion to the Director of Planning, and authorize the HLC Chair to sign a Comment Letter.

**6. PETITIONS AND COMMUNICATIONS**

Public comments to the Historic Landmarks Commission on non-agendized items. Each member of the public may address the Commission for up to two minutes. The Commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Historic Landmarks Commission is limited to the following options:

1. Responding to statements made or questions posed by members of the public; or
  2. Requesting staff to report back on a matter at a subsequent meeting; or
  3. Directing staff to place the item on a future agenda.
- a. Public Comment

**7. GOOD AND WELFARE**

**a. Report from the Redevelopment Agency**

**b. Report from the Secretary**

- i) Status of Circulation of Environmental Review Documents  
<http://www.sanjoseca.gov/planning/eir/>
  - Parkview Towers SDEIR  
(bounded by E. St. John, N. First, Devine, and N. Second Streets)  
NOP distributed March 2006

Circulation anticipated June 2007

- Coyote Valley Specific Plan (CVSP) DEIR  
Circulation Period ends June 29, 2007

Morrison Park DEIR  
(bounded by W. Julian St., N. Morrison Ave., Cinnabar St., and Stockton Ave.)  
NOP distributed February 27, 2007

The Carlysle mixed-use high-rise (H07-008)  
(bounded by W. St. John St., N. Almaden Ave., Carlysle St., & Notre Dame St.)  
Initial Study Pending

- (ii) Status of HLC Recommendations on Referrals to City Council, Boards, Commissions, and Other Agencies

**Flea Market DEIR (File No. GP06-04-01/PDC03-108)**

February 21, 2007 DEIR referred to HLC  
April 24, 2007 City Council Hearing:  
EIR Certification upheld and GP Amendment approved  
May 30, 2007 Planning Commission Hearing: Rezoning  
June 19, 2007 anticipated City Council Hearing: Rezoning

**Ballpark Study in the Diridon/Arena Area**

Vice Chair Colombe, HLC Representative  
February 28, 2007 Planning Commission Hearing, EIR Certified  
HRI additions anticipated

**PDC06-003.** Lowe's Home Improvement Warehouse. Planned Development rezoning from IP(PD) Industrial Park zoning district to A(PD) Planned Development zoning district, including proposed demolition of IBM Building 025

November 1, 2006 DEIR Referred to HLC  
March 7/21, 2007 Rezoning Referred to HLC  
April 18, 2007 Planning Commission Hearing: Rezoning Denied  
May 1, 2007 City Council Hearing: continued to 5-15-07  
May 15, 2007 City Council Hearing: continued to 6-5-07

**PDC06-100.** Planned Development Rezoning including 744 Morse St. relocation

April 4, 2007 HLC referral  
April 25, 2007 Planning Commission recommended approval  
May 22, 2007 City Council Hearing  
PD Permit to be referred to HLC DRC

- (iv) Preservation Month: May 2007  
Commissioner Stabile, Liaison

- (v) California Preservation Conference, May 3-6, 2007, Hollywood, CA.

(vi) July Landmarks Commission Meeting

**Staff Recommendation:**

Set a July HLC meeting on Wednesday, July 11, 2007 in Rm. W-120

**c. Report from Committees**

- History San Jose Collections Committee  
Commissioner Stabile, Liaison  
History San Jose Collections Tour
- Coyote Valley Specific Plan and Habitat Conservation Plan Advisory Committee  
Commissioner Cunningham, Liaison
- Japantown Survey Committee  
Commissioner Lavelle, Liaison  
Community Meeting: Tuesday, June 12, 2007, 6:00 p.m.  
Northside Community Center  
Intensive Level Survey: City Council Acceptance anticipated August 2007
- Pellier Park Committee  
Commissioner Colombe, Liaison
- City of San Jose BART extension, Design, Art & Architecture Review  
Chair Janke, Liaison

**d. Report from Historic Landmarks Commission Subcommittees**

- Design Review Committee (DRC)  
Commissioners Janke, Colombe and Cunningham, members  
May 16, 2007 meeting cancelled  
No Report

**8. ADJOURNMENT**

## 2007 HISTORIC LANDMARKS COMMISSION MEETING SCHEDULE

DATE	TIME	TYPE OF MEETING	LOCATION
No Meeting in January		Regular Meeting	
January 17, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
January 26, 2007	12:00 p.m. – 4:30 p.m.	HLC Retreat	Room T-1654
February 7, 2007	6:00 p.m.	Regular Meeting	Room W118/119
February 21, 2007	12:00 p.m.	Special Meeting/DRC Subcommittee	Room T-550
March 7, 2007	6:00 p.m.	Regular Meeting	Room W118/119
March 21, 2007	12:00 p.m.	Special Meeting	Room T-550
April 4, 2007	5:00 p.m.	Special Session	Room T-332
April 4, 2007	6:00 p.m.	Regular Meeting	Room W118/119
April 18, 2007	12:00 p.m.	Design Review Subcommittee	No Meeting
May 2, 2007	5:30 p.m.	Regular Meeting (Early Start Time)	Room W118/119
May 16, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
June 6, 2007	6:00 p.m.	Regular Meeting	Room W118/119
June 20, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
July 11, 2007	6:00 p.m.	<i>Tentative Proposed Meeting</i>	<i>Room W120</i>
No Meeting		Design Review Subcommittee	
August 1, 2007	6:00 p.m.	Regular Meeting	Room W118/119
August 15, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
September 5, 2007	6:00 p.m.	Regular Meeting	Room W118/119
September 19, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
October 3, 2007	6:00 p.m.	Regular Meeting	Room W118/119
October 17, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
November 7, 2007	6:00 p.m.	Regular Meeting	Room W118/119
November 21, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550
December 5, 2007	6:00 p.m.	Regular Meeting	Room W118/119
December 19, 2007	12:00 p.m.	Design Review Subcommittee	Room T-550

HISTORIC LANDMARKS AGENDA ON THE WEB:  
<http://www.sanjoseca.gov/planning/hearings/historic.asp>